

City of El Paso - City Plan Commission Staff Report

Case No: SUSU14-00122 Montana Hotel

Application Type: Major Combination **CPC Hearing Date:** January 8, 2015

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Location: South of Montana and East of Mescalero

Acreage: 1.56 Rep District: 3

Existing Use: Commercial

Existing Zoning: C-4 (Commercial) **Proposed Zoning:** C-4 (Commercial)

Nearest Park: Normandy Park (0.31 miles)
Nearest School: Hughey Elementary (0.17 miles)

Park Fees Required: \$1,570.00

Impact Fee Area: This property is not located in an Impact Fee Service Area.

Property Owner:Francis & Marie KhouryApplicant:Francis & Marie KhouryRepresentative:Sitework Engineering

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) South: C-4 (Commercial) East: C-4 (Commercial) West: C-4 (Commercial)

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 1.56 acres of land for a commercial lot. Access to the subdivision will be from Mescalero Drive and Montana Avenue. The applicant has submitted a waiver for roadway improvements along Montana Avenue which is designated as a major arterial in the Major Thoroughfare Plan. This subdivision is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is pending for Montana Hotel Subdivision on a Major Combination basis, subject to the following comments:

1. Because of size and zoning of this plat we need either a TIA or a TIA waiver in order to recommend approval. Coordinate with Tony Do at EPDOT (915)212-7029.

2. Coordinate with TXDOT as Montana is TXDOT ROW.

Planning & Inspections Department - Planning Division

Staff recommendation is pending for Montana Hotel on a Major Combination basis.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. Verify note 1 on preliminary plat. Benchmark is different from the final plat.
- 2. Provide flow pattern to legend and identify existing/proposed.
- 3. Storm sewer flows into Mescalero Dr. Drain; verify if it's designed to accommodate the runoff.

Parks and Recreation Department

We have reviewed **Montana Hotel Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to general commercial (Non-residential) purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of \$1,570.00 based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.57 (rounded to two decimals) @ \$1,000.00 per acre =

\$1,570.00

Please allocate generated funds under Park Zone: C-5

Nearest Parks: Normandy Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park /fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

- 1. El Paso Water Utilities (EPWU) does not object to this request.
- 2. Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Avenue right-of-way requires written permission from TxDOT.

Water:

- 3. There is an existing 12-inch diameter water main extending along Mescalero Drive that is available for service, the water main is located approximately 16.5 feet east from the center line of the right-of-way.
- 4. There is an existing 12-inch diameter water main extending along Montana Avenue, the water main is located approximately 65-ft north from northern subject property line.

5. EPWU records indicate a 2-inch water meter serving the subject property. The service address for this meter is 6300 Montana Avenue.

Sanitary Sewer:

- 6. There is an existing 8-inch diameter sanitary sewer main extending along Mescalero Drive that is available for service, the sewer main is located approximately 3-ft west from the center line of the right-of-way.
- 7. There is an existing 10-inch diameter sanitary sewer main extending along Montana Avenue that is available for service, the sewer main is located approximately 33-ft south from the center line of the right-of-way.

General:

- 8. Water service to the subject Property can be provided by the water system mentioned above, however, the EPWU's sanitary sewer system that extends along Montana Avenue has limited excess capacity. An analysis of the sanitary sewer system downstream of the subject Property must be conducted prior to EPWU to committing to provide sanitary sewer service. The EPWU needs the projected water demand and sanitary sewer flows to conduct the analysis. Please forward this information to EPWU as soon as possible.
- 9. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPDOT

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

El Paso Independent School District

No comments received.

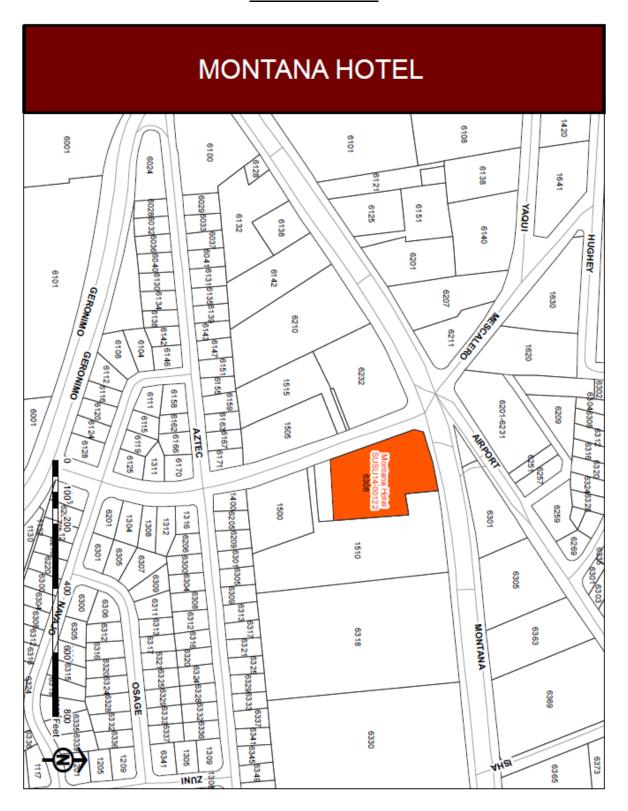
Additional Requirements and General Comments:

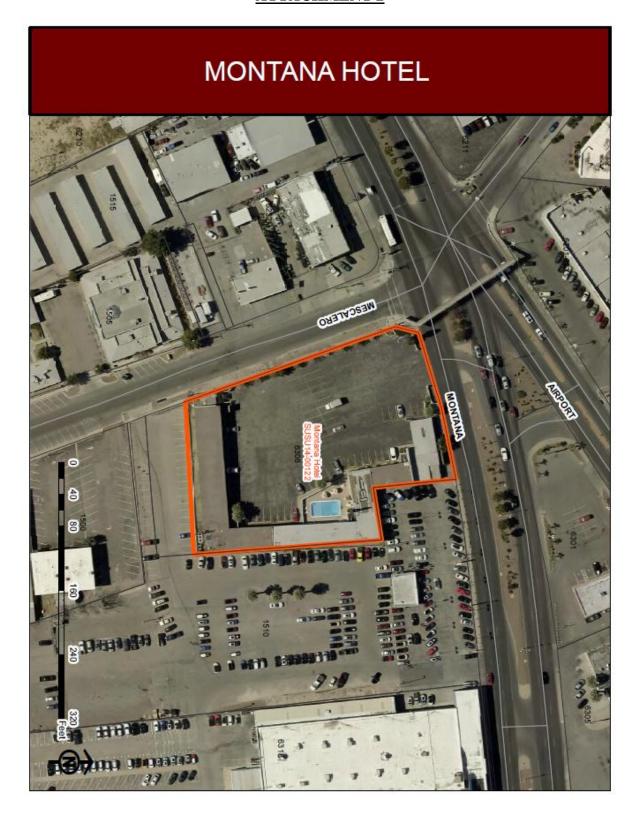
- 1. Submit to the Planning & Inspections Department Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable

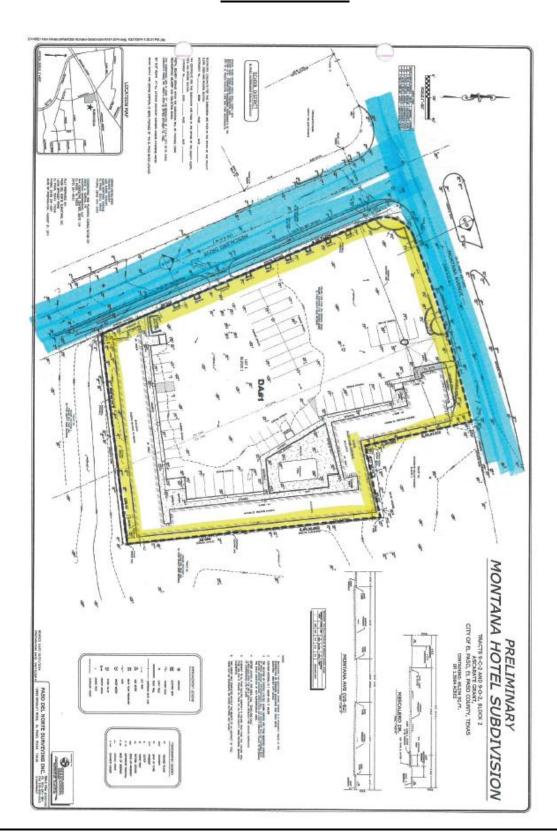
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

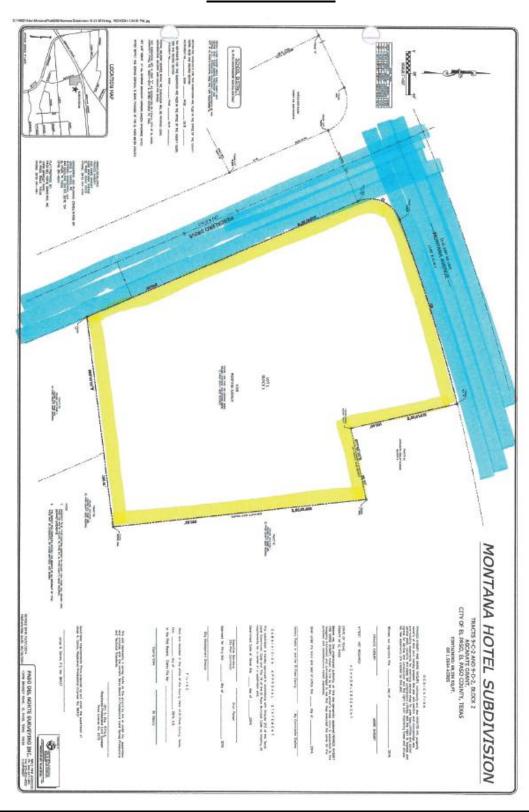
Attachments

- 1. Location map
- 2. Aerial map
- 3. Preliminary plat
- 4. Final Plat
- 5. Waiver request
- 6. Application











December 23, 2014

SENT VIA EMAIL

Mr. Alfredo Austin CITY OF EL PASO - Planning Department 811 Texas Street El Paso, TX, 79901

PROJ: MONTANA HOTEL SUBDIVISION
RE: REQUEST OF STREET IMPROVEMENTS WAIVER

Dear Alfredo Austin.

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on Montana Avenue as indicated on your 5-day review comments letter. We are hereby seeking relief from the current street sidewalk and landscaped parkway requirements.

We believe that +50% of the lots within a quarter mile of the proposed development have already been developed and the existing street improvement is in character with the neighborhood.

We understand Montana Avenue is not compliant with the current City Code standards; however, we believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

This waiver request does not include the required street improvements on Mescalero Drive.

We are submitting this letter along with a subdivision application.

Sincerely

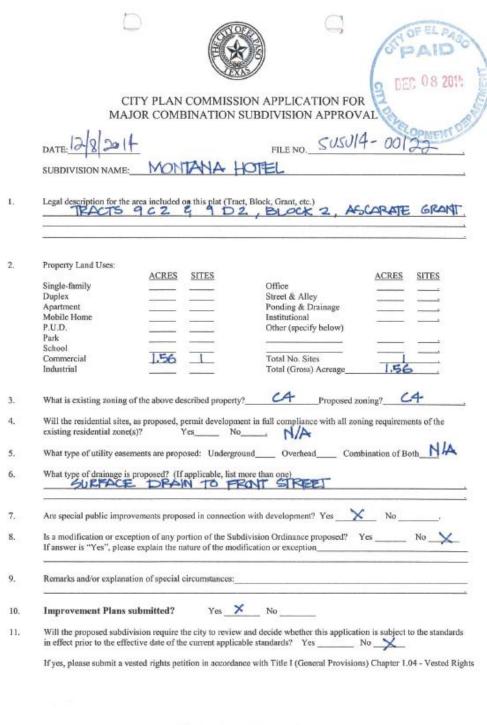
SiteWork Engineering, LLC

Jorge A. Garcia, PE

Project Engineer/Owner Representative

444 EXECUTIVE CENTER, SUITE 134 * EL PASO, TX * 79902 PHONE: (915) 351-8033 * FAX: (915) 351-8055 PAGE 1

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City Development Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024

	FRANCIS E	MARIE KHOU	RY	
12.	Owner of record 6308 MON (Name & Address)	TANA AVE, ELP	ASO TX (Zip)	(Phone)
13.	Developer		(71)	(TI)
14.	Engineer 444 EXECUTIVE	INTERING LLC E CTR STE 134,	(Zip) ELP 79902	351.8033
	(Name & Address)		(Zip)	(Phone)
	Refer to Schedule C for current fee.	OWNER SIGNATURE	a A Aus	
jgarciae siteworkengineering.com				

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 541-4024